



Kendal Rise Road, Rednal, Birmingham, B45 9PS

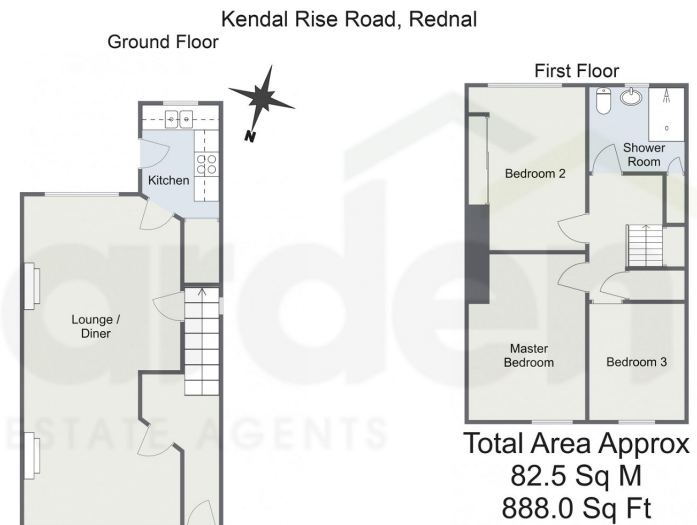
Offers Over £200,000

3 1 1



- Three Bedrooms
- Open Plan Lounge/Diner
- Kitchen with Integrated Appliances
- Rear Garden
- Shower Room
- Close to Amenities





For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

Introducing a well-presented three-bedroom end terraced property in Rednal, Birmingham. This home features a spacious open-plan lounge/diner, a kitchen, a shower room, and a sizeable rear garden.

11/12/24, 10:40 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																			
162 Kendal Rise Road Rednal B52 9PS	E	Valid until: 7 June 2032																																	
		Certificate number: 2821-7131-1721-8338-1165																																	
Property type	Mid-terrace house																																		
Total floor area	100 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions .																																			
https://www.gov.uk/guidance/landlords-who-are-letting-property-what-minimum-energy-efficiency-standard-landlord-guidance																																			
Energy rating and score																																			
This property's energy rating is E. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>47</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E	47		21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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https://find-energy-certificates.service.gov.uk/energy-certificates/2021-7131-1721-8338-1165/summary

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For more information on this house or to arrange a viewing please call the office on:

0121 453 4349

Alternatively, you can scan the QR to view all of the details of this property online.

